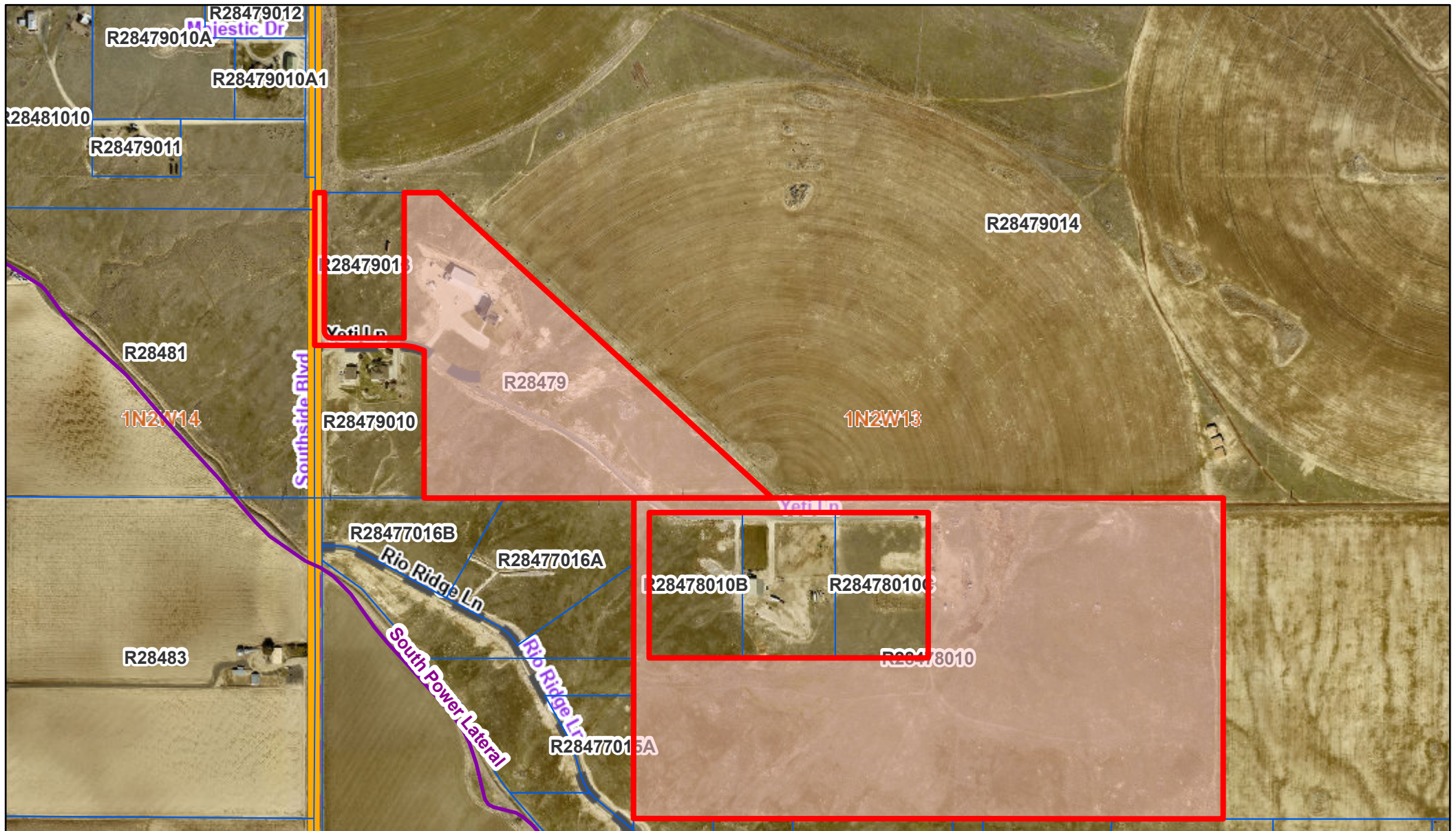
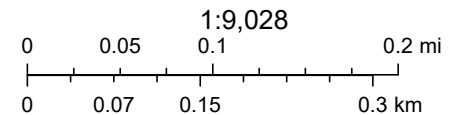


Canyon County, ID Web Map



12/17/2024, 11:57:14 AM

- | | | |
|-------------------------------------|-----------------|-----------------------------|
| Multiple Parcel Search_Query result | City Limits | ITDFunctionalClassification |
| Hydro_NHDFlowline | Sections | Major Collector |
| County Boundary | CC_PrivateRoads | Imagery_2022 |
| Current Impact Area | | Red: Band_1 |
| | | Green: Band_2 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |



ZONING AMENDMENT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Jeffrey Beus</u>
	MAILING ADDRESS: <u>6900 Yeti Ln Melba ID 83641</u> [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p>	
Signature: <u>[Signature]</u> Date: <u>9.10.2024</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Jon STOSICH</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>6579 Blue Ox Ln Melba ID 83641</u>	
	PHONE: <u>208-941-6332</u>	EMAIL: <u>stosresidaho@gmail.com</u>

SITE INFO	STREET ADDRESS: <u>TBD Yeti Ln</u>	
	PARCEL NUMBER: <u>R28479 & R28478010</u>	
	PARCEL SIZE: <u>23 AC & 58.27 AC</u>	
	CHECK THE APPLICABLE APPLICATION TYPE:	
	<input type="checkbox"/> REZONE	<input checked="" type="checkbox"/> CONDITIONAL REZONE WITH DEVELOPMENT AGREEMENT
	CURRENT ZONING: <u>AG</u>	PROPOSED ZONING: <u>CR-RR</u>
	FLOOD ZONE (YES/NO) <u>NO</u>	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CR2024-0011</u>	DATE RECEIVED:
RECEIVED BY: <u>Deb Root</u>	APPLICATION FEE: <u>\$1400.00</u> <input checked="" type="radio"/> CK <input type="radio"/> MO <input type="radio"/> CC CASH

November 5, 2024

To: Canyon County Development Services

RE CR- Parcels R28479 & R28478010

Attn: Debbie Root Principal Planner

To Whom it may concern:

The Bues' are proposing to **conditionally rezone** parcels R28479 (23ac more or less) and R28478010 (58.27 acres) from **Agriculture to CR-Rural Residential** for the purpose of creating small acreage residential parcels. Located off Yeti Lane in Melba between Majestic View Dr and Rio Ridge Lane. There will be a total of 14 parcels with one parcel will be a common lot and 13 parcels for homesites. Each proposed lot will be approximately 5 acres or larger. We feel the following goals, plans, and actions of the comprehensive plan have been taken into consideration as to the location and characteristic of this conditional rezone.

1. Is the proposed conditional rezone generally consistent with the comprehensive plan.
 - a. G2.01.00 To incorporate population growth trends & projections when making land-use decisions
 - b. P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities
 - c. G4.01.00 Support livability and high quality of life as the community changes over time.
 - d. P4.01.01 Maintain a balance between residential growth and agriculture that protects the rural character.
 - i. The Melba community is without question agriculturally based but at the same time there is residential growth both within the city of Melba and the surrounding area. We believe this conditional rezone takes into consideration good planning to meet housing needs while considering the overall nature of the area.
 - e. G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.
 - f. P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.
 - g. G4.07.00 Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.
 - h. P4.07.01 Plan land uses that are compatible with the surrounding community
 - i. This development is consistent with land uses and sizes around it.
There are approximately 18 parcels ranging from 3 to 7 acres that are to the south of the proposed property with access off Rio Ridge Lane and

Raptor Ridge Lane. Beautiful View estates located to the northwest has 18+ parcels ranging from 2-4 acres. To the West there are a couple 2-acre parcels with a few larger 8+ acre parcels accessed from Majestic Drive. Power Butte lane to the Northwest of the property has 12+ parcels ranging from 1.5+ acre on up. In addition to all these properties, there are multiple properties of similar sizes within a mile radius. My point is that this development is consistent and compatible with the land use of the surrounding properties and does maintain a balance between the agriculture nature of the area and residential growth.

- i. P12.01.05 Direct development to land with lower irrigatable soil classifications as determined by Canyon Soil Conservation District or by the USDA Natural Resources Conservation Service.
 - i. The land chosen is mostly hillside dryland cattle grazing for short periods of time in the spring and late fall. There are no surface water rights for this CR application. Which makes it good for seasonally grazing only, or low number of animals so it is not overgrazed. The land is consistent with dryland hillside characteristics; gradually sloped with rock outcroppings and sporadic pockets of usable soil.
 - j. Agriculture Description The agricultural designation is the base designation throughout the County. It contains areas of productive irrigated croplands, grazing lands, feedlots, dairies, seed production, and ground of lesser agricultural value. Applicable Zone Districts R-R, AC-5, AC-20, AC-40
 - k. Zoning district (AC-5) The AC-5 district provides a variety of rural and farming lifestyles, including hobby farms, while protecting the commercial agricultural activities in the vicinity. One unit per five acres
 - i. The zoning will still stay agriculture but with a 5 AC designation which is allowed through conditional use approval within the comprehensive plan.
2. When considering the surrounding land uses, is the proposed conditional rezone more appropriate than the current zoning designation. The current designation is agriculture and will stay agriculture but we are proposing to have a 5 AC min parcel size as a condition of the development. The current use of the land has been grazing but we believe agriculturally based hobby farms where owners can have animals and livestock while having a high standard of living is a great option.
3. Is the proposed conditional rezone compatible with surrounding land uses. With the number of other homes and parcels within the area of like size and agricultural use, we believe this CR is compatible with surrounding land uses.

4. Will the proposed conditional rezone negatively affect the character of the area? What measures will be implemented to mitigate impacts? We do not believe the CR will negatively impact the character of the area since land use and land sizes are compatible with existing properties within the area. But to help with potential concerns there will be a Right to Farm clause either on the plat map or within the ccr's of the development and we can also look at an increased setback of 100' from the farming activity to the North and East side of the development.

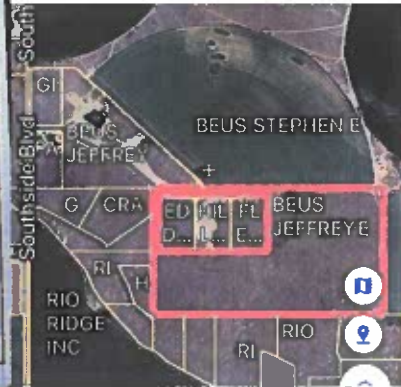
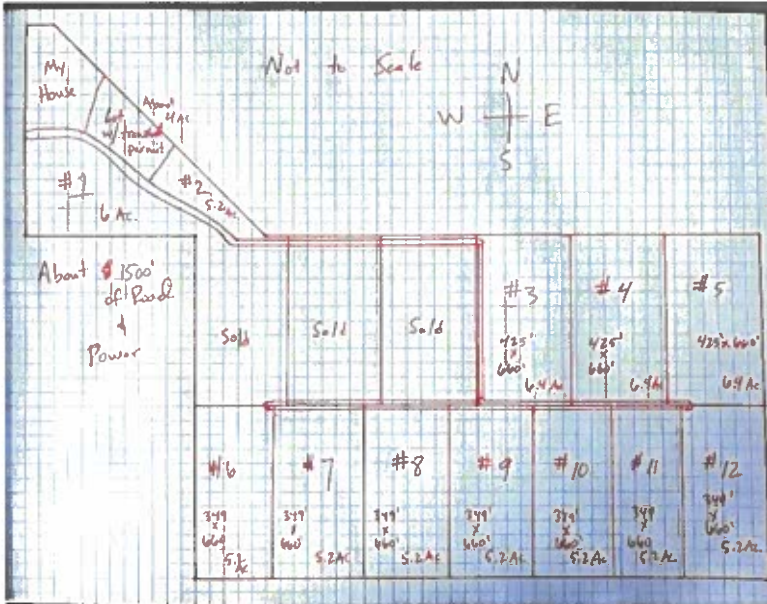
5. Will adequate facilities and services including sewer, water, drainage, irrigation and utilities be provided to accommodate proposed conditional rezone. Power and a paved road to canyon county private road standards will be installed to each parcel to provide access. As per the recommendations of Canyon County developmental services, the 50' Yeti Lane ingress/egress and utility easement will be become a separate parcel for the benefit of all those who will use it for property access.

6. Does the proposed conditional rezone require public street improvements in order to provide adequate access to and from the subject property to minimize undue interference with existing or future traffic patterns? What measures have been taken to mitigate traffic impacts? No public street improvements will be necessary for this conditional rezone. The new parcels will access Southside using the current approach and no new approaches are currently required. All street improvements will be private. The road users and maintenance agreement for Yeti Lane will need to be modified to include the new parcels.

7. Does legal access to the subject property for the conditional rezone exist or will it exist at time of development. Yes, legal access to the CR property does currently exist.

8. Will the proposed conditional rezone amendment impact essential public services and facilities, such as schools, police, fire and emergency medical services? What measures will be implemented to mitigate impacts? (Ord. 16-007, 6-20-2016)

CR property is located between Nampa and Melba within the Melba Fire and School District. With an increase in additional homes, the school district would most likely see an increase in enrollment by in-district kids which would potentially decrease the number of out-of-district students attending the Melba school district. We also believe that there will be minimal impact on Melba Fire department and Canyon County Sherriffs department based on the property already located in an area normally serviced by both agencies.



LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? 12

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:

☐ Surface ☐ Irrigation Well ☒ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☐ Pressurized ☐ Gravity

5. ACCESS:

☐ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING

☐ Fencing will be provided (Please show location on site plan)

Type: No Fencing Requirements Height: 6' high max

8. STORMWATER:

☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches

☐ Other: Each site to have retention pond.

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

There are no surface water on or near property
near property

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 12 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☒ Non-Buildable 1 *for the road.*

2. FIRE SUPPRESSION:

- ☐ Water supply source: no plans for community fire suppression

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: _____

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☐ No

4. WILL YOU HAVE A SIGN? ☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: _____ ft Width: _____ ft Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? _____

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS:

*# of animals per Canyon County code.
for residential parcels*

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building

☐ Kennel

☐ Individual Housing

☐ Other

per land owner

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building

☐ Enclosure

☐ Barrier/Berm

☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System

☐ Animal Waste Only Septic System

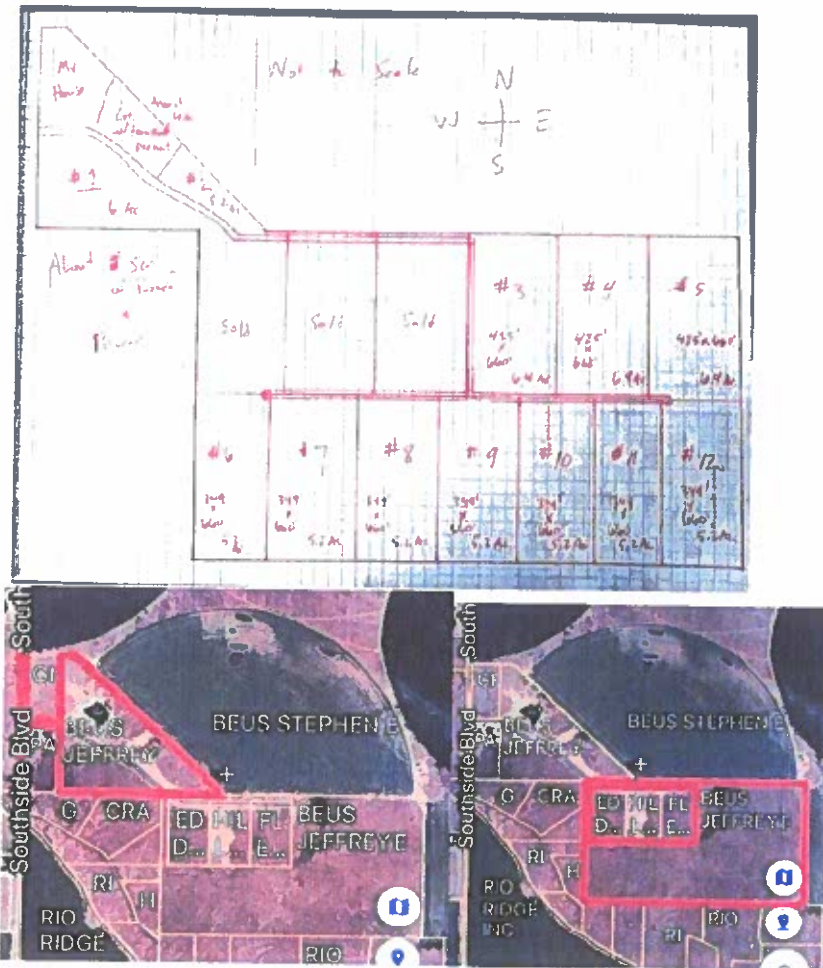
☐ Other:

per land owner.

only for residential / non-commercial use.

Neighborhood meeting Yeti Ln Addition

The Bues' are proposing to **conditionally rezone** parcels R28479 (23ac more or less) and R28478010 (58.27 acres) from **Agriculture to CR-Rural Residential** for the purpose of creating a residential subdivision with an additional 13 total development lots. Each proposed lot will be approximately 5 acres each. Access for these lots will come off Yeti Lane. We have scheduled a Neighborhood meeting at 6900 Yeti Lane on the 26th of August 2024 beginning at 7:30 PM. Attached is a drawing of how the lots would lay out. This Notice was mailed Friday August 9th, 2024. Please join us for any questions that you might have about this development.



You can contact either the applicant Jeff Beus at [REDACTED] or Jon Stosich at 208-941-6332 with any further questions.

PARCEL_NO	OwnerName	Address	City	State	ZipCode
R28477012B	LEWIS SAMUEL C	9975 SOUTHSIDE BLVD	NAMPA	ID	83686
R28477014A	LEWIS SAMUEL C	9975 SOUTHSIDE BLVD	NAMPA	ID	83686
R28477015	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28478010	BEUS JEFFREY E	3636 SOUTHSIDE BLVD	MELBA	ID	83641
R28479	BEUS JEFFREY E	6900 YETI LN	MELBA	ID	83641
R28479011	GRAVES RUSSELL	3795 SOUTHSIDE BLVD	MELBA	ID	83641
R28477010B	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477010D	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477011	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477012	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477013	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477016	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477016A	CRACOLICE KEVIN	310 WHITE ROCK	MELBA	ID	83641
R28478010A	HILL CINDY	6651 YETI LN	MELBA	ID	83641
R28478010C	FLETCHER BRIAN	1173 W CAPSTONE DR	NAMPA	ID	83686
R28479010A1	JOHNSON BRIAN TRUST	7038 MAJESTIC DR	MELBA	ID	83641
R28479013	GILMAN JUSTIN	6421 SAN BRUNO	BOISE	ID	83709
R28479014	BEUS STEPHENE	1605 E POEN RD	KUNA	ID	83634
R28479015	PARRILL DESI	6945 YETI LN	MELBA	ID	83641
R28481010	JOHNSTON SAMUEL D	3797 SOUTHSIDE BLVD	MELBA	ID	83641
R28483	HERMAN PATRICIA	3375 SOUTHSIDE BLVD	MELBA	ID	83641
R28477010	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477010A	BOS COMMUNICATIONS INC	PO BOX 28115	ANAHEIM	CA	92809
R28477010C	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477015A	HUBBARD JOHN L	343 MELBA DR	NAMPA	ID	83686
R28478	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28478010B	EDDLEMOM FAMILY TRUST	17116 SOLOMON DR	NAMPA	ID	83687
R28481	HERMAN PATRICIA	3375 SOUTHSIDE BLVD	MELBA	ID	83641
R28477	RIO RIDGE INC	150 W 1400 N	GUNLOCK	UT	84733
R28477011A	LAMM TYLER	106 BROOKDALE DR	MCCALL	ID	83638
R28477016B	GADSDEN RANCHES LLC	6945 YETI LN	MELBA	ID	83641
R28477017	WALZ DAVID J	3234 TRAPPER RIDGE LN	MELBA	ID	83641
R28479010	PARRILL DESI J	6945 YETI LN	MELBA	ID	83641
R28479010A	RIVETT DENNIS	5500 S POPLAR ST	CASPER	WY	82601

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov

Phone: 208-454-7458

Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 6900 Yeti Ln

Parcel Number: R28479/R28478010

City: Melba, ID 83641

State: ID

ZIP Code: 83641

Notices Mailed Date: 8/9/2024

Number of Acres: 81

Current Zoning: Ag

Description of the Request: Conditional Rezone from Ag to CR - Rural Residential

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jon STOSULT

Company Name:

Current address: 6579 Blue ex Ln

City: Melba

State: ID

ZIP Code: 83641

Phone:

Cell: 208-941-6332 Fax:

Email: STOSREIDAKO@gmail.com

MEETING INFORMATION

DATE OF MEETING: 8/26/2024

MEETING LOCATION: 6900 Yeti Ln Melba ID

MEETING START TIME: 7:30 P.M.

MEETING END TIME: 8:00 P.M.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. DAVID Walz	David Walz	3234 Trapper Ridge Lane
2. Jeff Hill	Jeff Hill	6651 YETI LN
3. Cindy Hill	Cindy Hill	6651 Yeti Lane
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Jon STOSICK

APPLICANT/REPRESENTATIVE (Signature):



DATE: 8 / 26 / 2024



AGENCY ACKNOWLEDGMENT

Date: 6-21-2024
Applicant: Jeff & Joanna Bens
Parcel Number: 284780100 & 284790000
Site Address: TBD Yeti Ln Melba ID 83641

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 07/03/24 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Melba Fire Dept.

☒ Applicant submitted/met for informal review.

Date: 6-25-24 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: Rampa Hwy Dist. #1

☐ Applicant submitted/met for informal review.

Date: 6-24-24 Signed: [Signature]
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Base - Kuna Irrigation District
All this property on High Ground
no water right

☒ Applicant submitted/met for informal review.

Date: 6-21-2024 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

City: _____

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

APPLICATION-Acknowledgement Notice



Receipt No: _____	Date: _____
\$100 Fee: _____	Document No: _____

Parcel #: 284780100; 284790000

(Official Use Only)

Acres: 78 Acres

Property Address: TBD Yeti Ln

City Melba Zip Code 83641

Legal Description: Township 1N Range 2W Section 13

County Canyon

Subdivision: N/A

Lot _____ Block _____

Applicants Name: Jon Stosick

Email: STOSREID@qumark.com

Mailing Address: 6579 Blue Ox Ln

Phone # 208-941-6332

City: Melba

State: ID

Zip Code: 83641

Applicant is: ☐ Landowner ☐ Contractor ☐ Installer ☒ Other

Date: 7/3/2024

Owners Name: Jeff & Joanna Bens

Mailing Address: 6900 Yeti Ln

Phone #: 208-941-1217

City: Melba

State: ID

Zip Code: 83641

The proposed use will be: ☒ Residential ☐ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☐ Yes ☒ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☒ Preliminary Plat Review ☐ Other (See below description of proposal)

Number of lots on the parcel (if applicable): 12

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☐ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Buildable lots of approx 5 acres in size.

SIGNATURE: [Signature]

DATE: 7/3/2024

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

Canyon County Property Profile Information

Parcel ID: R2847900000

Alt Parcel ID: 01N02W130100

Property Addr: 6900 Yeti Ln

Meiba ID 83641 - 5040

Owner Information

Name: Beus, Jeffrey E

Address: 6900 Yeti Ln

Meiba ID 83641 - 5040

Assessor Information

Legal 13-1N-2W NW TX 20191 IN S1/2 OF

Description: NW LS TX 23528

Twn/Range/Section: 01N / 02W / 13 / NW

Acres: 23.76 (1,034,986 SqFt)

Irrigation Dist: Non-District Area

School District: Melba

Instrument #: 2023033389

Subdivision:

Plat Instr. #:

Lot:

Block:

Recreation:

Assessed Values

Land Value: \$359,900.00

Improvement Value: \$765,500.00

Total Value: \$1,125,400.00 (2024)

Residential Characteristics

Main Floor SqFt: 2,215

Lower Floor SqFt:

Upper Floor SqFt:

Attic SqFt:

Bsmt SqFt:

Total SqFt: 3,919

Second Floor SqFt: 1,704

Year Built: 2021

Garage Area: 1,050

Attic Finished SqFt:

Bsmt Finished SqFt:

Half Baths:

Full Baths: 3

Decks:

Deck SqFt:

Porches: 2

Porch SqFt: 607

Bedrooms: 5

Carport SqFt:

AC:

Yes

Transfer Information

Rec. Date: 04/10/2020

Sale Price:

Buyer: STEPHEN E BEUS

Rec. Date: 12/17/2018

Sale Price:

Owner: Stephen E Beus

Orig. Loan

Amt:

Finance

Type:

Loan Type:

Doc Num: 19478

Doc Type: Quit Claim

Seller: BEUS STEPHEN E & BECKYA

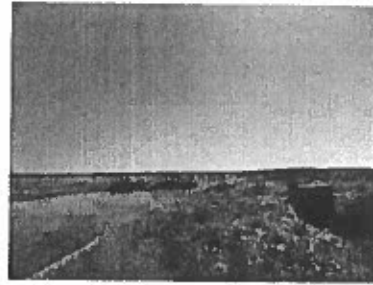
Doc Num: 56629

Doc Type: Deed

Grantor: BEUS LAND & CATTLE LLC

Title Co: ATTORNEY ONLY

Lender:



Treasurer Information

Year: 2023 **Tax:** \$4,426.51

Year: 2022 **Tax:** \$4,597.04

Year: 2021 **Tax:** \$647.02

Levy Year: 2023

Levy Code: 102-00

Levy Rate: 0.0044

Assessor Land Categories

Use Code	Description	Value
34H	34H Res imp on 12	\$0.00
12	12 Rural res tract	\$117,800.00
34H	34H Res imp on 12	\$659,400.00
19	19 Public ROW / Waste	\$0.00
34H	34H Res imp on 12	\$106,100.00
18	18 Rural other	\$17,100.00
12H	12H Rural Res	\$225,000.00

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Canyon County Property Profile Information

Parcel ID: R2847801000
Alt Parcel ID: 01N02W137305
Property Addr: Can Ada Rd
 Melba ID 83641

Owner Information

Name: Beus, Jeffrey E
 Beus, Joanna
Address: 3636 Southside Blvd
 Melba ID 83641

Assessor Information

Legal: 13-1N-2W SE TX 21539 IN N1/2 S1/2
Description: SE LS TX 21679, 21682 & 21683
Twn/Range/Section: 01N / 02W / 13 / SE
 n:

Acres: 58.27 (2,538,241 SqFt)

Irrigation Dist: Non-District Area

School District: Melba

Instrument #: 2021068918

Subdivision:

Plat Instr. #:

Lot:

Block:

Recreation:

Assessed Values

Land Value: \$58,270.00
Improvement Value: \$0.00
Total Value: \$58,270.00 (2024)



Treasurer Information

Year: 2023	Tax: \$256.88
Year: 2022	Tax: \$21.24
Year: 2021	Tax: \$339.76
Levy Year: 2023	
Levy Code: 102-00	
Levy Rate: 0.0044	

Assessor Land Categories

Use Code	Description	Value
18	18 Rural other	\$58,270.00

Transfer Information

Rec. Date: 10/04/2021	Sale Price:	Doc Num: 68919	Doc Type: Quit Claim
Buyer: BRIAN FLETCHER		Seller: ELLIOTT-FLETCHER JENNIFER	
Rec. Date: 12/17/2018	Sale Price:	Doc Num: 56629	Doc Type: Deed
Owner: Stephen E Beus		Grantor: BEUS LAND & CATTLE LLC	
Orig. Loan Amt:		Title Co: ATTORNEY ONLY	
Finance Type:	Loan Type:	Lender:	

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Debbie Root

From: Debbie Root
Sent: Wednesday, December 4, 2024 1:23 PM
To: 'Jon Stosich'; b7construction@hotmail.com
Cc: Debbie Root
Subject: RE: [External] Letter of Intent for Beus Conditional Rezone CR2024-0011

Jon,

Please remit \$1400 application fee for the proposed conditional rezone of parcels R28479 and R28478010.

Thank you. You can either pay in person at the office, send a check referencing the **case No. CR2024-0011** or Complete the CC acknowledgement form and send via email to pay by credit card.

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
****We will not be closed during lunch hour ****

From: Jon Stosich <stosreidaho@gmail.com>
Sent: Tuesday, November 5, 2024 10:17 AM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>; b7construction@hotmail.com
Subject: [External] Letter of Intent for Beus Conditional Rezone

Debbie,
This is more detailed and hopefully this will work.
thanks.



Jon Stosich
City & Country Properties, LLC
by Kelly Right Real Estate
208-941-6332

For my available listings and many more Search Here

<https://jonstosich.kellyrightrealestate.com/>

Commissioned Notary

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 84240

Date: 12/17/2024

Date Created: 12/5/2024

Receipt Type: Normal Receipt

Status: Active

Customer's Name: B7 Construction, Inc

Comments: CR2024-0011

Site Address: 0 CAN ADA RD, Melba ID 83641 / Parcel Number: 28478010 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Rezone with Development Agreement	CR2024-0011	\$1,400.00	\$0.00	\$0.00

Sub Total: \$1,400.00

Sales Tax: \$0.00

Total Charges: \$1,400.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1119	\$1,400.00

Total Payments: \$1,400.00

ADJUSTMENTS

Receipt Balance: \$0.00

Issued By: maqomez